

ITEM #3

From: Paul Fassinger, ABAG Research Director
To: Joint Policy Committee
Re: Competition for Land Use: Projections Forecasts, Monitoring, Measurement
Date: April 6, 2005

Summary:

Several issues involving competing land uses have been brought before the JPC: Whether there is adequate space to accommodate goods movement; forecasts of, and policies to encourage Transit-Oriented Development (TOD); land uses that should be buffered from sensitive receptors to air quality. These issues appear to fit into the existing Smart Growth monitoring and Projections forecasting process. However, more explicit measurement and monitoring specific to these issues may be needed. Potential recommendations for additional monitoring and measurement are offered for the JPC to consider.

Land Use Issues That Have Come Before the JPC

A variety of issues presented to the JPC have suggested the need for changes to land use planning policies. The goods movement study described at the February 25th meeting identifies the need for a goods movement/industrial component to regional land use planning. It also notes the importance of land use conflicts around major airports and seaports that could threaten the viability of critical regional gateway facilities. In addition there is a concern that land currently occupied by manufacturing facilities is being converted to residential uses.

A brief review of ABAG's land use database does not convince us that there is a clear conflict with either current or forecasted development around major gateway facilities. However, significant potential growth is expected in places like West Oakland. Important conflicts could occur.

Presentations on transit oriented development have described potential policies and MTC's TOD study which showed the important focus of future development that TOD is expected to become. Regional policies promote growth in both TOD areas and in existing urban areas. Whether land use policies and plans are becoming more supportive of this pattern of development is central to our continuing monitoring activities.

At the last meeting the BAAQMD described its ozone strategy. The discussion included the importance of considering whether land use patterns put sensitive receptors near significant local sources of pollution. A draft hand book by the California Environmental

Protection Agency on air quality and land use outlines recommendations for appropriate land use. It is not clear that this sort of issue was explicitly considered when regional land use data was developed.

Recommendations

The existing regional monitoring and Projections forecasting process tries to consider these types of issues. These issues could be more explicitly considered in the monitoring and recommendations that are made to ABAG's Executive Board about the policy assumptions that go into future Projections forecasts.

The JPC should recommend to ABAG that some explicit measurements be developed and that its Executive Board should make specific findings about the consistency of its forecast with: industrial and goods movement needs in the region, with the expected level of TOD and infill development in the region; and with policies that recognize conflicts between sensitive air quality receptors and certain land uses.